

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

December 18, 2014



RP14-31: proposed Replat of Lot 1 in Block 1 of Gunler Addition

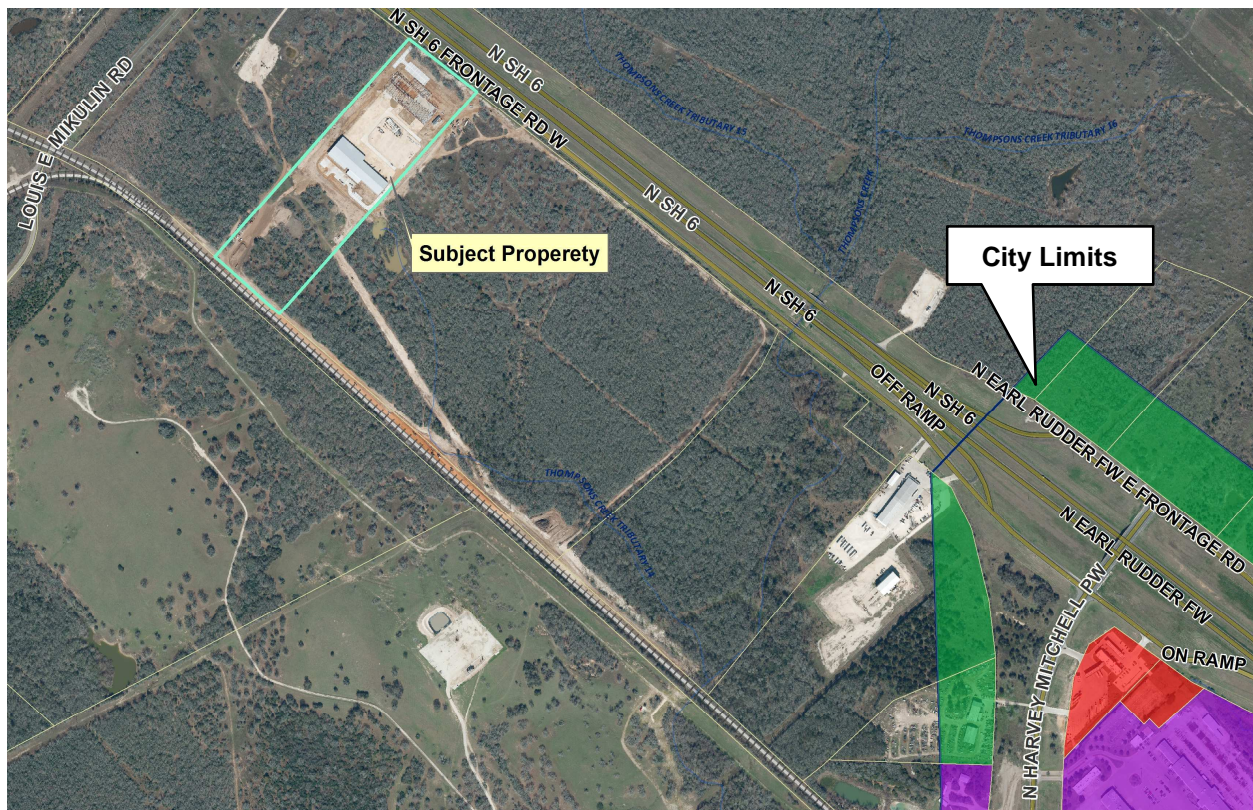
SIZE AND LOCATION: 25 acres of land adjoining the southwest side of State Highway 6 between North Harvey Mitchell Parkway (F.M. 2818) and Louis E. Mikulin Road in Bryan's extraterritorial jurisdiction (ETJ)

EXISTING LAND USE: industrial buildings

APPLICANT(S): Mark Kristen of Kristen Distributing Co.

AGENT: Kerr Surveying, LLC

STAFF CONTACT: Martin Zimmermann, Planning Manager



PROPOSED SUBDIVISION AND RECOMMENDATION:

The applicant/property owner, Mr. Mark Kristen, is proposing subdivide the existing 25-acre Lot 1 in Block 1 of Gunler Addition in Bryan's ETJ along the southwest side of State Highway 6 between North Harvey Mitchell Parkway (F.M. 2818) and Louis E. Mikulin Road into two smaller lots. The lots are proposed to be 8.18 acres (proposed Lot 1R) and 16.89 acres (proposed Lot 2) in size, respectively. Access to proposed Lot 2 is will be provided via a 40-foot wide public access easement that extends along the southeastern property line of proposed Lot 1R.

The proposed replat conforms to all requirements of applicable codes and ordinances required for the subdivision of property in the City's ETJ. The Site Development Review Committee and staff recommend **approving** this proposed replat.